

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
2005 COMPREHENSIVE PLAN WORK SESSION #19
Monday, October 25, 2004**

A work session of the Williamsburg Planning Commission was held on Monday, October 25, 2004, at 3:30 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Young, Friend, Hertzler, McBeth and Rose. Absent were Commissioners Pons and Smith. Also present were Planning Director Nester and Zoning Administrator Murphy.

Mr. Young called the meeting to order.

OPEN FORUM

No one spoke in the open forum.

COMPREHENSIVE PLAN UPDATE

Williamsburg Land Conservancy

Jack Schmidt, representing the Williamsburg Land Conservancy (WLC), presented comments to the Commission about issues in the Comprehensive Plan Update. Mr. Schmidt addressed the following points:

College Creek Nature Area

- WLC supports the acquisition of this property at the southwest corner of South Henry Street and Route 199.
- WLC supports the development of a “nature trail connector” project connecting this area to other already functioning nature areas to provide a nature observation trail throughout the area.

Colonial Williamsburg Foundation Planning Area

- WLC supports retaining the existing low-density residential land use designation for Sub-Areas 1-4 of the present Comprehensive Plan (90-100 lots anticipated).
- WLC supports the use of the Spotswood Golf Course property as recreational open space. If it is developed, it should contain a maximum amount of open space and buffering to maintain the “green space” appearance that is appropriate for this area.

Capitol Landing Planning Area

Williamsburg Planning Commission Minutes
Comprehensive Plan Work Session #18
October 25, 2004

- WLC recommends that the sensitive environmental areas be further identified and protected.
- WLC recommends encouraging the conservation of as much of the developable portions as possible, and establishing adequate tree buffers along the Capitol Landing Road corridor.

Colonial Williamsburg Foundation Planning Area (Riverside)

- WLC suggests that when development is proposed for this property, the following issues be investigated:
 - Appropriate amount of green space
 - Adequate buffers along Route 199 and Route 60
 - Protection for Tutter's Neck Pond and surrounding area
 - Application of architectural guidelines consistent with the historic nature of the community along the Rt. 199 corridor

Courthouse Planning Area

- WLC recommends designating the entire area as environmentally sensitive, since the College has indicated that it has no desire to disturb any of this property and plans to keep its natural state on both sides of Monticello Avenue.

Entrance Corridors

- Mr. Schmidt noted that the Jamestown Road is a demonstration project for James City County and Williamsburg, and a major focus for the Jamestown 2007 Commemoration.
- WLC supports the designation of Page Street as an entrance corridor, which will connect the Second Street, York Street and Capitol Landing Road corridors.
- WLC suggests the Capitol Landing Road corridor as the next priority after the Jamestown Road Corridor, which will provide a project for Williamsburg and York County to work on together.

Mr. Schmidt noted that WLC also had comments on the other planning areas in the 1998 Comprehensive Plan, and that they are included in the handout.

Mr. Hertzler asked questions about the Purchase or Transfer of Development Rights. Mr. Schmidt said WLC can't provide any dollars, but can share its experience in working with James City County on this issue, as well as its familiarity with other programs around the state. Mr. Schmidt said that he could provide additional information to the Commission on this issue.

Mr. Hertzler asked about WLC's views on allowing a greater density for a smaller area of the Spotswood Golf Course. Mr. Schmidt said that WLC's concern is protecting the inherent natural character of the area.

There was discussion among Commissioners about the development of the Colonial Williamsburg Foundation property along South England Street, and the requirements for serving the property with public streets.

Mr. Nester noted that 500 feet back from Rt. 199 is located in the Corridor Protection District, and subject to the Corridor Guidelines adopted by the Architectural Review Board.

Mr. Young noted that we have to be careful about what “historically appropriate” means in this historic community.

Mr. Young asked Mr. Schmidt to list the most important issue for WLC. He said that there are two: the College Creek Nature Area and keeping low-density development along South England Street.

Mrs. McBeth expressed concerns about access to Colonial Williamsburg properties along South England Street, and discussed the purchase of development rights.

Mr. Nester noted major land acquisitions by the City: the last 100 acres of Holly Hills, the land swap with the College (35 acres behind Berkeley Middle School for 35 acres north of Papermill Creek), the regional stormwater management ponds (Skipwith and Haynes), and recommends in the Comprehensive Plan to purchase the College Creek Nature Area and land for a Capitol Landing Park at Queen’s Creek.

The Commission thanked Mr. Schmidt for his presentation on these important planning issues.

Richmond Road Neighborhood Focus Area Public Forum

There was a brief discussion about the Richmond Road meeting on October 19. Mr. Nester provided a draft of the minutes for the meeting.

Jamestown Road Neighborhood Focus Area Public Forum

There was an extensive discussion about the upcoming Jamestown Road meeting on November 4. Mr. Nester reviewed the notice that had been mailed, the proposed agenda, and statistics for the area. He suggested that the meeting be held as a single session, without breakout groups. Mr. Young said that the meeting will be set up as a single session, but with a contingency to break up into smaller groups if the turnout is large. Mr. Nester said that he would revised the fact sheet to factor out the Ludwell Apartments, since they essentially function as dormitory space for the College.

OPEN FORUM

Stuart Hughes, 103 Williamsburg Avenue, expressed concerns about new development on South England Street. He said that new development will add substantial traffic to the intersection of Williamsburg Avenue and South England Street, and that when the traffic reaches Newport Avenue, it will be combined with traffic from the Lodge and Conference Center, as well as with the CWF buses. He said that there is a problem now with traffic, and that more houses will only add to a problem that can't be resolved. He concluded by saying that there is not much more that you can do with this area because of the limited possibilities for handling traffic.

Bob Keith introduced himself and said that he is the Chairman of the Land Use Subcommittee of the Williamsburg Land Conservancy, and has enjoyed participating in the work sessions on the Comprehensive Plan Update.

The meeting adjourned at 5:15 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission